

\$189,900 - 32 56302 Range 144, Rural Yellowhead

MLS® #E4448714

\$189,900

1 Bedroom, 1.00 Bathroom, 688 sqft

Rural on 0.66 Acres

None, Rural Yellowhead, AB

Quiet, Private, Recreational Lake Lot Property Located 30 Minutes From Edson & Whitecourt & Two Hours From Edmonton. Extra Large 0.66 Acre Lot W/Mature Trees & Borders Municipal Reserve Land at Shining Bank Estates. This Property Features: 2000 Built 24X28 Low Maintenance Summer Cottage, Vaulted Ceilings, Open Concept Kitchen/Living/Dining Room, Large Kitchen With Plenty of Cabinets & Counter Space, a Large King Sized Bedroom, a Two Piece Bathroom, a Separate Tiled Shower Room, Utility Room, Huge 12x24 Covered Deck Overlooking the Beautiful Landscaped Yard, An RV Pad With Sewer Hook Up & Room For Many More RV's, Storage Shed, Wood Shed & Fire Pit. This Property is on its Own Water Well & Septic System. Shining Bank Lake is a 5 Minute Walk & Includes a Sandy Beach Area With a Playground. Enjoy Swimming, Boating, Fishing For Pike, Walleye, Whitefish & Perch, Or Access the Many Quadding & Sledding Trails. This is The Perfect Family Get Together Property to Make Amazing Memories!

Built in 2000

Essential Information

MLS® # E4448714

Price \$189,900



Bedrooms	1
Bathrooms	1.00
Half Baths	2
Square Footage	688
Acres	0.66
Year Built	2000
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	32 56302 Range 144
Area	Rural Yellowhead
Subdivision	None
City	Rural Yellowhead
County	ALBERTA
Province	AB
Postal Code	T7E 3S2

Amenities

Features	Deck, Fire Pit, No Smoking Home, Vaulted Ceiling, See Remarks
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Interior

Heating	See Remarks, Electric
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Landscaped, Private Setting, Recreation Use, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 19th, 2025
Days on Market	38

Zoning

Zone 70

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